

PUBLIC MEETING
July 23, 2002

Chairman Mike Murray called the meeting to order at 9:00 a.m.

Commissioner Varone was absent attending another meeting. Commissioner Loendorf was absent on personal leave. Others attending all or a portion of the meeting included Ron Alles, Sharon Haugen, Jerry Grebenc, Frank Rives, Michael McHugh, Dan Fisher, Parker Heller, Rita Blouke, Bob Heiser, Shawn Smith, Everett Verley, Ruth Verley, Barry Reuterdaahl, Byron Stahly, Bob Seliskar, Judy Will, Dan Wenodell, Steve Skinner, and Carole Byrnes.

Commissioner Murray stated due to the lack of a quorum, staff will give abbreviated subdivision presentations and he will ask the applicants if they will agree to extend their deadline date until August 2. On August 1 the Commissioners will receive public testimony and another presentation of the subdivision proposal.

Pledge of Allegiance. Everyone recited the pledge.

Lewis and Clark Interpretive Sidewalk - Letter of Support. Rita Blouke, Lewis and Clark Trail Bicentennial Commission of Lewis and Clark County, with Bob Heiser, Project Coordinator with the Great Northern Town Center were present. The Bicentennial Commission has requested a letter of support for the Great Northern Township Sidewalk Project that will embed into the sidewalk and walking mall at the Great Northern the entire trip of Lewis and Clark through Montana.

Bob Heiser stated that the sidewalk project is a legacy project taken on by the Lewis and Clark Trail Commission will represent the Montana portion of the Lewis and Clark Journey in an interpretive sidewalk located in the Great Northern Town Center. There are 22 sites that have been selected that will be represented by statutes, artwork, signage with journal excerpts, educational materials for elementary and high school students, and adult curriculum. This project will encourage visitors to seek the real sites at other locations. Commissioner Murray agreed to sign the letter of support.

Proposed Minor Subdivision, Preliminary Plat, Legacy Court Minor. The applicant proposes to create five lots, each for one single-family dwelling. The proposal is located north of Lodestar Road and west of North Montana Avenue. The applicant, Parker Heller, was present and agreed to a brief presentation today with a full presentation on August 6, and a final decision on August 8.

Michael McHugh presented a brief staff report. This proposal should officially be listed as Oro Fino #7, Lot 13 AA, Amended. Proposed lot 5 is developed with a single-family residence. There is an existing mobile home on the property that would be removed prior to any additional development. The subject property is located within Special Zoning District 2 and the proposal does comply with all the zoning regulations if the existing mobile home is removed from the property. Staff's major concern is the

additional approach onto North Montana Avenue because of the congestion in the area. The applicants would be required to obtain an approach permit and comply with the requisite conditions of the Montana Department of Transportation. Staff recommended approval subject to 14 conditions as outlined in the staff report.

The public hearing will remain open with a full presentation on August 6, 2002 at 9:00 a.m. with a final decision rendered on August 8.

Proposed Minor Subdivision, Summary Review, Western Wireless No. 2 Minor. The applicant proposes to create a space for lease for a cellular tower. The proposal is generally located behind 3135 Prospect Avenue, south of Prospect and east of I-15. Dan Fisher was present representing the applicant Western Wireless Corporation. Mr. Fisher agreed to extend the deadline to August 2, with the full presentation on July 30 and the final decision on August 1.

Michael McHugh presented a brief staff report. Currently, the property is used as a sales and storage facility for a manufactured home distributor. There are no major concerns with the proposal with the exception that the applicant has not yet obtained permits from the FAA. Before any construction is permitted the applicant would be required to submit copies of the permits to the county planning department. Staff recommended approval subject to 6 conditions as outlined in the staff report.

Steve Skinner, representing adjacent property owners, Andy and Carol Skinner. Mr. Skinner stated that it appears there is a second access entering the property from the southwest corner of the proposed parcel. It is the Skinners understanding there is no right of way access through the private property, but he is willing to discuss this with the applicant.

Michael McHugh stated the proposed access is directly from the frontage road of Highway 12E, and is located in the northeastern portion of the property. The easement Mr. Skinner referred to is the utility easement that has been platted on the property and is not to be used for vehicular access and will not cross the Skinner property.

Dan Fisher stated this is an important site for Western Wireless to increase call capacity and keep call quality high for its customers.

The public hearing will remain opened with a full presentation on July 30, 2002 at 9:00 a.m. and a final decision rendered on August 1.

Proposed Minor Subdivision, Summary Review, Big Valley, Lot 107W Minor. The applicant proposes to create two lots, each for one single-family dwelling. The proposal is generally located north of Prairie Road, between Diamond Springs Drive and Green Meadow Drive. The applicants, Terry and Judy Will, were present and agreed to a full presentation July 30 with a final decision on August 1.

Jerry Grebenc presented a brief staff report. The applicants wish to divide the parcels into an 8.5 and a 1.5 acre tract, which is a change from the staff report. This property is located within a proposed controlled groundwater area. The applicants will need to conduct a pump test per DEQ requirements. The fire department submitted comments. Staff recommended approval subject to 11 conditions as outlined in the staff report.

Hearing no comments, the public hearing will remain open with a full presentation on July 30, 2002 and a final decision rendered on August 1.

Proposed Minor Subdivision, Preliminary Plat, Boone Minor. The applicant proposes to create three lots, each for one single-family dwelling. The proposal is generally located south of Howard Road and west of Wylie Drive. The applicant, Doris Boone, was not present.

Frank Rives presented a brief staff report. The City-County Health Department stated location of the wells and the septic systems would need to be looked at in order to ensure compliance with non-degradation. AT&T Cable Services stated that the installations of the driveway along Howard Road might cause clearance violations and may require new power poles and directed that such costs should be borne by the developer. The newly adopted floodplain maps place most of the property within 500-year floodplain. The floodplain administrator recommended the ground floor of dwellings be built 2.5 feet above grade and that no basement or any other below grade living space be constructed. Staff recommended approval subject to 13 conditions as outlined in the staff report.

Barry Reuterdaahl, 3470 Wylie Drive. Mr. Reuterdaahl is not against the proposal but he would like to see permanent dwellings on foundations on the property. Flooding is a cause for concern due to an irrigation ditch running west along the property. Also, there is a depression which runs parallel with the ditch and north along the property and could possibly contaminate the well.

Frank Rives stated there is no specific condition dealing with the flood problem. The irrigation ditch is a raised ditch. There is a possibility that floodwater could be diverted into the ditch and overflow.

Hearing no other comments, the public hearing will remain open with a full presentation on July 30, 2002 and a final decision rendered on August 1.

Request for a One-Year Extension to July 13, 2003 of Preliminary Plat Approval for the West View Estates Major Subdivision. (Harry Jacobs, Applicant) Tabled to Thursday, July 25.

Final Plat Approval and Signatures for the Rose Ann Minor Subdivision. Tabled to Thursday, July 25.

There being no other business, the meeting adjourned at 9:45 a.m.